



City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Agenda - Final-revised

Planning Board

Chair: Jason Bailey

Vice-Chair: Hayden Dublois

*Board Members: Geoff Fahringer,
Nanette Finkle, Bradley Henson,
Mike Hogan, Joan Janssen*

Staff Liaison: Daniel Smith

Planning Board Attorney: David N. Tolces

Friday, August 7, 2026

9:00 AM

Community Room

NOTE: ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, NEITHER THE CITY OF MARCO ISLAND NOR THE PLANNING BOARD SHALL BE RESPONSIBLE FOR PROVIDING THE RECORD.

(1) CALL TO ORDER

(2) ROLL CALL

(3) PLEDGE OF ALLEGIANCE

(4) APPROVAL OF THE AGENDA

(5) COMMUNITY FORUM/PUBLIC COMMENT (TIME APPROXIMATELY 9:05 A.M.)

(6) BOARD ABSENCES

(7) APPROVAL OF MINUTES

[ID 26-5679](#)

Approval of the Planning Board Meeting Minutes of July 23, 2026

Attachments:

[Minutes](#)

(8) STAFF COMMUNICATIONS

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 26-5677](#) RESOLUTION - Site Development Plan Amendment (SDP-24-000082) for Walker's Cay for property located at 3200 San Marco Rd., FL 34145 -Mary P. Holden, Planning Manger - Community Affairs/Growth Management

Attachments:

[Resolution](#)
[Staff Report](#)
[Application](#)
[Warranty Deed](#)
[Bowman Memo 7/28/26](#)
[Boundary Survey](#)
[Civil Plans](#)
[Arch Plans & Elevations](#)
[Exterior Arch Elevation with Height](#)
[Arch Plans Pump Hose](#)
[Landscape Plans](#)
[Lighting Plans](#)
[Autoturn](#)
[Environmental Supplement](#)
[Conservation Easement](#)
[Submerged Land Lease](#)
[S. FL Water Management District Exemption](#)

- [ID 26-5678](#) ORDINANCE - Land Development Code (LDC) amending Section 30-245 - Dimensional Standards, amending the density limitations in the General Commercial (C-4) District of Marco Lake, from 16 to 26 density units per acre - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Attachments:

[Ordinance](#)
[Staff Report](#)
[Application](#)
[Applicant Response - 2/27/26](#)
[Legal Notice Affidavit](#)

(11) BOARD COMMUNICATIONS

(12) ADJOURN

NOTE: TWO OR MORE CITY COUNCILORS OR OTHER COMMITTEE MEMBERS MAY BE PRESENT